

East Longmeadow Planning Board
60 Center Square

East Longmeadow, Massachusetts 01028

since 1894

Telephone: (413) 525-5400 - extension 1700 - Facsimile (413) 525-1656

Michael Carabetta, chair

Ralph Page vice chair

Tyde Richards, clerk

Alessandro Meccia

George C. Kingston

robyn d. macdonald, director

rmacdonald@eastlongmeadowma.gov

Minutes of February 11, 2014

Present were: Chair, Michael Carabetta; Vice Chair, Alessandro Meccia; Clerk, Tyde Richards, George Kingston and Ralph Page.

Public Hearing Special Permit & Signage – Sweet Frog Premium Frozen Yogurt,
32 Center Square

Chair, Michael Carabetta opened the public hearing for Sweet Frog Premium Frozen Yogurt, 32 Center Square. Clerk, Tyde Richards read the legal notice into the record.

Mr. Carabetta addressed the applicant to explain to the Board what he is proposing.

Andy Rizzo, Owner, said the space is 1,960 square feet and he is looking to open a franchise called Sweet Frog Premium Frozen Yogurt based out of Virginia. He said that they have roughly 20 stores up and down the east coast and they are looking to bring it to the town and the State of Massachusetts. Mr. Rizzo said that they are looking to attract a diverse crowd, not only middle school/high school but also families, business owners and everyone in the area. He said that they are very big into community fundraisers, community outreach sponsorship and he thinks they can bring some economic growth into the area and some jobs.

Mr. Carabetta addressed the Board for any questions.

Mr. Kingston asked Mr. Rizzo if he is moving into the old Kate Gray space. Mr. Rizzo said yes they are.

Mr. Page asked how many seats they will have. Mr. Rizzo said 26 seats.

Mr. Carabetta asked if that coincides with the parking. Ms. Macdonald said yes it does.

Mr. Page said that he noticed on the plan it says tables & chairs shown outside but yet there are 26 seats inside. Ms. Macdonald said that he took the actual tables & chairs out but the language is still there.

Mr. Carabetta addressed the audience for any questions. There being none and upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (5-0) to close the public hearing. Upon motion duly made by Alessandro Meccia and seconded by George Kingston, the Board voted unanimously (5-0) to approve the Special Permit for Sweet Frog Premium Frozen Yogurt, 32 Center Square.

After review of the proposed signage requested for Sweet Frog Premium Frozen Yogurt, 32 Center Square and upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (5-0) to approve the building sign measuring 12' 11" x 3' 4" for a total of 42.6 square feet to read Sweet Frog Premium Frozen Yogurt conditioned upon the applicant obtaining a sign permit from the Building Inspector.

Request for Waiver of Site Plan Review – My Boys Biscuits, 40 Mayfair Street

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from Nicole Spring, My Boys Biscuits, 40 Mayfair Street to operate an office for her dog biscuit business. Ms. Spring is the only employee, no clients go to the site, no signage or commercial vehicles will be on site. The site is for office work only and all baking is done off site. There will be no commercial vehicles on site, nor storage of materials or equipment.

Mr. Carabetta asked Ms. Spring if there was anything else she wanted to add.

Ms. Spring said she will just be doing paperwork out of her home, computer ordering and all the cooking is done off premises.

Upon motion duly made by Alessandro Meccia and seconded by George Kingston, the Board voted unanimously (5-0) to approve the Request of Waiver of Site Plan Review for Nicole Spring, My Boys Biscuits, 40 Mayfair Street. The owner is the only employee, no clients go to the site, no signage or commercial vehicles on site and all baking is done off site. The office is not to occupy any more than 20% of the total floor area of the dwelling, including the basement area. If there are any changes in the operation, the applicant must appear before the Planning Board again to discuss those changes.

Request for Waiver of Site Plan Review – Victorian Constructions, LLC., 64 Woodbridge Drive

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from Robert Smith, Victorian Constructions, LLC, 64 Woodbridge Drive to operate an office for his construction business. The owner is the only employee and has no commercial vehicles. All materials are sent to the job site and his tools are kept in his basement.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (5-0) to approve the Request of Waiver of Site Plan Review For Victorian Constructions, LLC, 64 Woodbridge Drive. The owner is the only employee, no clients go to the site, no signage or commercial vehicles on site. The office is not to occupy any more than 20% of the total floor area of the dwelling,

including the basement area. If there are any changes in the operation, the applicant must appear before the Planning Board again to discuss those changes.

Request for Signage – Fitness Together, 41 Maple Street

Clerk, Tyde Richards read a Request for Signage from Nathan Cote, Fitness Together, 41 Maple Street.

After review of the proposed signage for Fitness Together and upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (5-0) to approve the signage; one building sign measuring 35.75" x 120.25" for a total of 30 square feet. Upon motion duly made by Alessandro Meccia and seconded by Ralph Page, the Board voted unanimously (5-0) to approve one ground sign measuring 33.75 x 57" for a total of 26.92 square feet conditioned upon the applicant obtaining sign permits from the Building Inspector.

Public Hearing Special Permit – Feng Center of Massage, 611 North Main Street

Chair, Michael Carabetta opened the public hearing for Feng Center of Massage, 611 North Main Street. Clerk, Tyde Richards read the legal notice into the record.

Mr. Carabetta asked Ms. Macdonald if they have been before the Board previously for a different location. Ms. Macdonald said yes for Shaker Road. Mr. Carabetta asked if their licenses are all okay. Ms. Macdonald said that they filed an application for the salon license and the state requires they are approved first with the town before they issue the state license. She said that Ms. Liu submitted her New York State driver's license for 1314D Jericho Tpke, New Hyde Park, NY 11040 and her Massage Therapy license for 84 Hillside Drive, East Longmeadow.

She said that her suggestion would be that if they choose to approve it that it is contingent on them receiving their salon license. She said that Ms. Ling provided a copy of the application for the salon license that she submitted to the state. Ms. Macdonald said that there is only one person doing the massages and a copy of that license has been submitted. Mr. Carabetta addressed the Board for any questions.

Mr. Kingston explained to the applicant when she is ready to change the signage she needs to get a sign permit application and submit that to the Board.

Feng Ling Liu, Applicant 611 North Main Street said they are going to change the sign and will submit when they are ready.

Mr. Carabetta addressed the audience for any questions, there being none and upon motion duly made by George Kingston and seconded by Alessandro Meccia the Board voted unanimously (5-0) to close the public hearing.

Mr. Page said that he noticed her driver's license is for New York state but she has her address listed as 84 Hillside Drive in East Longmeadow. He asked Ms. Liu if she is renting Hillside Drive and staying there or is she living in New York. Ms. Liu said that

they are renting an apartment at 84 Hillside Drive on the first floor and said that they come from New York and they live here now.

Mr. Kingston said that the Board needs to understand why there is an apartment on Hillside Drive.

Mr. Meccia asked Ms. Liu if she rents the whole house. Ms. Liu said no only one floor. Ms. Macdonald said that it is a ranch and Mr. Carabetta asked if it was relevant to the Special Permit. Mr. Carabetta said that the address for her establishment license needs to be updated when she renews it in a couple of months and she will need to give the Board a copy of it.

Upon motion duly made by Alessandro Meccia and seconded by George Kingston, the Board voted unanimously (5-0) to approve the Special Permit for Feng Health Center of Massage Service, 611 North Main Street conditioned upon a state salon license.

Request for Temporary Signage – Recreation Department, 328 North Main Street

Clerk, Tyde Richards read a Request for Temporary Signage from Colin Drury, Director of Recreation, 328 North Main Street.

After review of the proposed temporary signage for Recreation Department and upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (5-0) to allow signage indicating deadlines for sports programs to be displayed at the front of the building for a period of 5 days before each deadline. The signage approved measures 2' x 5' for a total of 10 square feet and will not be displayed in such a manner to obstruct motor vehicular visibility at this location.

Public Hearing Special Permit – National Grid, 49 Callendar Avenue

Chair, Michael Carabetta opened the public hearing for National Grid, 49 Callendar Avenue. Clerk, Tyde Richards read the legal notice into the record.

Present were Attorney Elizabeth Mason, Representative for National Grid and David Arthur, Project Manager.

Attorney Mason said that they are seeking a Special Permit for soil removal and to replace equipment and bump out an existing fence. She said that they are asking that the Board waive the requirements for Site Plan Review for the site as it an existing substation. She said that they are not doing anything that is going to change the nature of the substation and the project is under 2,000 square feet..

Mr. Arthur said he didn't know how familiar the Board was with the site and referred to the plan to show the location of the substation. He said the project is a rebuild of the substation and replacement of the transformer. Mr. Arthur said in addition they are expanding a feeder position which is a lower level feeder to allow additional capacity out of the station. A larger transformer allows flexibility of switching in an event of outages on the street level or outages throughout the town. He said a big portion of the job is

the existing control house which is very old and will be replaced with a new control house in a new location allowing them to switch without disturbing the existing one. Mr. Arthur said that the bump out of the fence is roughly 8 to 10 feet to accommodate the new electrical installation and the main soil disturbance is the area where the new foundations will be placed. Mr. Arthur said the overall soil for the site is around 400 cubic yards managed through their environmental compliance department.

Mr. Page asked Mr. Arthur what the height of the retaining wall in the back will be. Mr. Arthur said 2 to 5 feet.

Mr. Richards said with the exception of the bump out the rest of the foot print is pretty much the same. Mr. Arthur said exactly the same.

Mr. Carabetta asked Mr. Arthur how close they will be to the fence with the bump out. Mr. Arthur said that the property line ends at the bank so they aren't even close, it's about 15 to 20 feet.

Mr. Kingston said that Conservation has already ruled on it and approved it.

Mr. Carabetta asked if they will access through Callender Avenue or through DPW. Mr. Arthur said they will access through Callender Avenue however they would like to use the DPW property.

Ms. Macdonald said that maybe she could set up a meeting with Bob Peirent of DPW because there are a couple of DPW issues with regards to the soil and entrance from their property.

Mr. Carabetta said their concerns are with the travel pattern, soil removal which they talked about and where it is going to go. They also talked about the amount being 400+ yards. He said if in fact they do make a mess of the road do they have a cleanup plan for that roadway. Mr. Arthur said they will provide some data with regards to clean up for the road and maintaining the material for the site that will be loaded on site to minimize the spill leaving the site.

Mr. Page asked if updating the service will increase the noise capacity. Mr. Arthur said that it does not increase the noise.

Mr. Carabetta addressed the audience for any questions.

Resident from Susan Street asked if the increased capacity of the program is going to require additional traffic going into that small area and said that it might affect the Brownstone Gardens Apartments. Mr. Arthur said that it would not increase maintenance activity outside of the construction. He said that it would probably decrease service calls into the facility based on the upgrade of all the equipment. Mr. Arthur said during construction it will absolutely increase traffic into the facility but after the program is completed there is no increase in maintenance required due to the new equipment. Mr. Arthur said that they are looking at starting in May of this year and be completed July 2015. He said that will not require full time operation on the site and said that they have a lot of staging to do. Mr. Arthur said that they can't just take their

service lines out so they have an extensive outage plan. The resident asked Mr. Arthur if the residents can expect notice is given to the adjacent housing when the activity will begin. Mr. Arthur said yes they will.

Christopher Carr, Property Manager for Brownstone Gardens said that they have 132 elderly residents that use that drive. He said it's not going to create a traffic jam but it is going heighten everyone's awareness of how dangerous that corner is. Mr. Carr said within the confines of the fence they will be replacing some of the poles and asked if they are going to be higher or the same height. Mr. Arthur said approximately the same height. Mr. Carr asked if there is a plan to change where the guy wires secure those. Mr. Arthur said that the guy wires will be gone because they are using steel structures that are inside the fence. Mr. Carr said if there were no guy wires that would enable them to move forward with their permission for a walkway from Brownstone Phase I to Phase III so their residents would be able to walk around the pond. Mr. Arthur said that he couldn't speak to that because he is just the manager of the job. Mr. Carr said if that were the case who could they contact to verify that the guy wires would be moved. Mr. Arthur said that he would be happy to meet them out on the site to talk about the project in general and with regards to real estate he thinks he would have to refer that to Attorney Mason. Mr. Carr said that in meetings with the real estate department in the past they thought there would be future plans for upgrading the wires coming out and going towards Somers Road as a opposed to coming across the pond and asked if there are any plans for that. Mr. Arthur said that it is not part of this project.

There being no further questions and upon motion duly made by Alessandro Meccia and seconded by Georg Kingston, the Board voted unanimously (5-0) to close the public hearing. Upon motion duly made by Ralph Page and seconded by George Kingston, the Board voted unanimously (5-0) to approve the Special Permit for National Grid, 49 Callender Avenue. Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (5-0) to waive the Site Plan Review.

Public Hearing Special Permit & Site Plan Review – East Longmeadow Self Storage, 91 Industrial Drive

Chair, Michael Carabetta opened the public hearing for East Longmeadow Self Storage, 91 Industrial Drive. Clerk, Tyde Richards read the legal notice and correspondence into the record.

Police Department recommended:

1. Pac lighting and pole lighting, especially toward the rear of the site, will be installed to reduce the potential for criminal activity and to allow patrol officers to view the site during overnight hours.
2. Alarms be installed at the site.
3. Contact information be provided to the Police and Fire Department in the event of an emergency situation at the site.
4. Any signage at the site be set back from the roadway so as not to interfere with visibility entering and exiting the site.

5. A center line and stop line be installed at the entrance to the site.
6. Arrows be marked on the pavement for exiting and entering traffic.
7. An upright handicapped parking sign be installed.
8. Emergency access code for the entrance gate be provided to the Police and Fire Department.

Franklin Miorandi, Assistant to the Town Engineer:

1. No material will be removed below the average grade of the nearest public or abutting properties.
2. No adverse effects to abutting properties. Removal will be an improvement to abutting properties.
3. The site will be paved, graveled, loamed and hydro-seeded.
4. One foot intervals are shown on the site plan.
5. Provisions for proper drainage are approved.
6. Grades will not exceed one foot in vertical rise in two feet horizontal distance.
7. Grades are shown in one foot contours on the public way.
8. Grades are shown in one foot contours on the abutting properties.

Gary Weiner, Project Engineer introduced Lisa Chapdelaine and Ed Bellerose, Officers of East Longmeadow Self Storage, LLC. He said that they are requesting a Special Permit for soil removal for the site and Site Plan approval for the construction of 50,000 square feet of self-storage units on 4 acres of land located on the north side of Industrial Drive. Mr. Weiner said that the site is currently vacant and the site slopes from the north and to the south and vegetation has been removed but no stumps have been removed. He said that they are proposing a single entrance off of Industrial Drive which will service the eight buildings that will be placed on the site. Mr. Weiner said that the site will be encompassed with a chain link fence for security purposes and the site will also have security lighting. He said that the site will be cut meaning that they are taking out on an average about 4.5 feet of material out of the site. Mr. Weiner said the grading will be a high point towards the center, and water is sheet flowed to the east, and to the west into swales. The majority of water moves to the front. He said that there is a retention basin to the rear that takes 25% of the water from the site and recharges back into the soil. They have specific structures to make sure in the winter time when there are rain storms with frozen ground that the water just doesn't sit in the swales. Mr. Weiner said that the structures are below the frost line so that water will continue to infiltrate so that they don't have standing water for any length of time. He said that they noted on the plan that snow storage will be taken care of on the areas where the building are not but in the event there is excessive snowfall then snow would have to be loaded out. Mr. Weiner said that they do have a planting plan for the front along the roadway and some pin oaks and arborvitaes along the back. He said that they submitted a phasing plan. Initially the developer was considering four buildings towards the front of the site, but in talking with Mr. Bellerose, in phase I he would put four buildings along the easterly side of the site and do some outside storage along the

westerly side of the site until such time the full build-out would occur. Mr. Weiner said that all of the buildings will have the walls packs on them that will provide isle lighting on them. He said that it will be controlled with a kiosk at the front with a touch pad and it will be a 24 hour site.

Mr. Carabetta addressed the Board for any questions.

Mr. Kingston asked Mr. Weiner if the proposed sign is on the kiosk. Mr. Weiner said yes. Mr. Kingston said that he thinks it is a great use for the property and his only concern would be the lighting in the back to filter Chestnut Street, but it looks like they have that covered.

Mr. Weiner said that they will be also filling for a stormwater application under the town's by-law since there are no Orders of Conditions. He said that they have submitted through the stormwater report what is necessary and with regards to the fill they are in excess of 10,000 yards. Mr. Weiner said the destination of that would be up to Orchard Road and the new Chapdelaine subdivision. He said they would be using Industrial Drive to Shaker Road and up Chestnut Street, 83 to Porter Road and then Kibbe Road and Parker Street for a travel path and no trucks will use Pease Road.

Mr. Page asked what the actual elevation of the lighting would be. Mr. Weiner said that they are going to have 12 foot poles so they will be 4 feet above the roof line with the head of the light.

Mr. Richards asked if they are going to have a hard time putting snow storage on the site. Mr. Weiner said that they have a little room on the edges of the stormwater management system and they have a little room along the grading lines but it is an issue that they have to deal with. Mr. Richards asked what the finished grade is at the road in the middle of the site and of the abutters. Mr. Weiner said that the existing road is about 210.5 at the curb line and about 212 as they enter and the building slabs are at 213. He said back at the corner the existing elevation is 218 so the slab grade is 5 feet lower. Mr. Richards said that the back of the site is 8 feet higher than the road and asked about the abutters on the east and west. Mr. Weiner said the abutters on east and west are 216 at the high point and they go down to the grade. Mr. Richards asked what the bottom of the detention basin is. Mr. Weiner said that the bottom is around 210. Mr. Richards asked if the drive areas will be paved or graveled. Mr. Weiner said that they are paved and where the outside storage not be paved.

Mr. Page asked what happens if the snow plow piles all the snow into the swales. Mr. Weiner said if the owner is not on top of it then it happens. Mr. Page asked if that will create a problem. Mr. Weiner said if anything the infiltration basin will act as buffer from that happening and if no salt or sand is used then putting in a infiltration basin like the one they have is perfectly allowable under the state standards.

Mr. Richards asked how many total units. Mr. Bellerose said 400 at the end of the project.

Mr. Page asked what the time frame is that they are looking at between phase one and phase two. Mr. Bellerose said that it depends on how rapidly they go, in a perfect world he would say every year they would build two additional buildings and if the rentals are slow then it may take 2 or 3 years. He said usually at 60% or 70% capacity you call in your order on the building and said as fast as they rent them they will build them. Mr. Page asked Mr. Weiner if the area for outside parking is going to be strictly a graveled parking lot.

Mr. Weiner said yes. Mr. Page asked if there are any concerns with vehicles being parked that might drip oil, gasoline leakage or cause contamination. Mr. Weiner said that there is always is that possibility but in terms of a catastrophic spill it can happen but they are also on gravel so that tends to bind it up.

Mr. Carabetta addressed the audience for any questions.

Martin Broder, 44 Fields Drive asked what the visibility to the north will be and how much of the building will be visible when they are all finished. Mr. Weiner said that they will have three sets of security lighting as well as lighting on the building themselves. He said that will be shielding the back side of the lighting and to the north the majority of the light is focused to the south and spillage is almost to zero candle at the property line. He said when the grade is cut and the berm is complete with the arborvitaes he will probably only see arborvitaes. Mr. Broder asked if the lighting itself is 12 feet above the ground. Mr. Weiner said 16 feet from the ground. Mr. Broder said that he is saying it is 16 feet from ground and that arborvitaes will block that completely. Mr. Weiner said yes because the grade is at 213 and it goes up to almost 229. Mr. Broder asked whose arborvitaes are they. Mr. Weiner said in talking with Mr. Roulier they will be his.

Gentleman from Burd Manufacturing said that he was a little concerned about phase one to phase two and because he is the abutter he would prefer to have the four buildings in the front of property so that the very unattractive RV's, boats, etc. would be at the rear of the property for the general appearance for Industrial Drive. He said that he thinks the goal of the park was for industry, manufacturing and jobs and he supports other small business people. He said that the storage facility is the third one in small area and it isn't actually bringing jobs to the industrial area. Mr. Carabetta said no it may not but it is also an allowed use and it something they have to recognize and they can't discriminate who they pick and choose. Gentleman said that it is currently an attractive industrial park and suggested if it is possible to park the vehicles to the rear of the property because he thinks it makes the park more attractive. Mr. Carabetta said the understands his concerns but they can't tell them where to park all they can do is to make sure the site meets all the requirements the Board is looking for. He said how and what they do with the site is up to them. Gentleman said that he finds it amusing that they really won't be checking peoples RV's or boats for how much gas or oil is in them. Mr. Carabetta said that they are not required to in this state but in other states they are required to. Gentleman said that someone can park a vehicle with several gallons of fuel on that gravel and if something happens and it leaches especially with all

of the soil being taken out. Mr. Carabetta said that he understands that and he thinks the intent he sees before him is to try and mitigate anything before it gets to that stage.

Mr. Kingston said under state law if there is a release on property it is the responsibility of the owner therefore the property owner needs to take steps to prevent releases because remediation is expensive. He said a responsible owner will hopefully take steps to prevent releases rather than result in a liability situation.

Kate Daugherty, Daugherty Realty abutter said as you look down Industrial Drive everyone has a certain amount of a grass buffer to the road and that is one of reasons why the industrial district looks nice. She said that she is not seeing a grass area for this site. Mr. Weiner said there is about 15 feet from the edge of pavement to the street line and there is another 15 feet green space and side there is about 30 feet of green space. Ms. Daugherty said consistent with all of the other properties. Mr. Weiner said yes. Ms. Daugherty asked where the fence will be located. Mr. Weiner said that the fence is set back 45 feet from the edge of pavement.

There being no further questions and upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (5-0) to close the public hearing.

Mr. Page said that he knows that area is graveled for outside storage and asked if it would be difficult to move the gravel towards the back instead of having in the front. Mr. Bellerose said that they could consider it but his only concern would be that parking too far back would make it difficult for the Police to monitor. He said a lot of time when break-ins occur at storage units they are going after the stuff parked outdoors. Mr. Bellerose said his only thought was the closer to the road the safer things would be. He said that they are hoping they are going to have outdoor storage for only a few years and as they build and not have any outdoor storage.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (5-0) to approve the Special Permit for East Longmeadow Self Storage. Upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (5-0) to approve the Waiver of Site Plan.

ANR – Lee Street

Mr. Page said after looking at the property it does not abut his property so he will be voting.

Ms. Macdonald that the Board approved the ANR for Lee street at their last meeting and one of lots had 147 feet of frontage and Mr. Goldstein determined that he wanted the lot to only be 140 feet.

After review of the ANR for Lee Street and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (5-0) to approve the ANR for Lee Street for the creation of three new lots, Lot 2 containing 25,620 square feet; Lot 3 containing 27,035 square feet and the third parcel now containing 29^{+/-} acres. Lot #2

has a 50' wide building restriction. Lot 1 and 2 have proper frontage on Lee Street. Lot 3 has frontage on South Bend Lane.

Discussion regarding Wisteria Lane drainage

Ms. Macdonald said that Mr. & Mrs. Montessi had called and wanted to come before the Board. She said that she met with Bob Peirent our new Superintendent of the Department of Public Works, Gary Weiner and Frank Miorandi. She said that Mr. Miorandi notified Mr. Weiner as well as Al Joyce the owner of Wisteria Lane. Mr. Richard read the result of that meeting into the record.

Ms. Macdonald said that the berm was never installed and it was on the plan and they haven't put it in yet. She said what is happening is that there is a catch basin but the water flows so heavily down Somers Road that it doesn't hit the catch basin and with just the camel back the water flow is so strong that it's just flipping over. Ms. Macdonald said that it is coming directly across the Montessi's driveway and the back area is not wet. Mr. Carabetta asked if it is wet from the front going to the back. Ms. Macdonald said that she thinks that's what it is and that is what Mr. Weiner has determined as well as Mr. Peirent and Mr. Miorandi. She said that she hasn't told the Montessi's yet because she needed to know if the Board wanted to talk with them or want her to provide them with a report. After discussion the Board determined to send the Montessi's a letter telling them what Mr. Joyce is intending on doing.

Miscellaneous

Mr. Kingston said an issue of commuter lots in East Longmeadow came up that morning at the Casino Meeting. He said East Longmeadow currently has no commuter lots and it is not clear to him from the current by-law that commuter lots are not allowed. He said that there was some concern expressed from the casino meeting that there might a desire to establish commuter lots in East Longmeadow that provide people to board buses to go to the casino. Mr. Kingston said that he informally asked Ms. Macdonald to look into on how the town might adjust the by-law so that if the Board felt as though they needed to restrict that. He said the question is does the Planning Board need to restrict that use and if so how would the Board write a by-law to do that. Mr. Carabetta asked if the Board does provide anything when does it have to be in by. Ms. Macdonald said March 3rd and said that she can put something together.

Minutes

The Board reviewed the minutes of December 17, 2013 and upon motion duly made by Ralph Page and seconded by Alessandro Meccia, the Board voted (5-0) to approve.

The Board reviewed the minutes of January 14, 2014 and upon motion duly made by Ralph Page and seconded by George Kingston, the Board voted (5-0) to approve.

The Board reviewed the minutes of January 28, 2014 and upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted (5-0) to approve with edits.

There being no further business and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted to close the meeting at 8:30 p.m.

For the Board,

Tyde Richards, Clerk